

\$760,000 - 40 Muirfield Close, Lyalta

MLS® #A2259180

\$760,000

3 Bedroom, 3.00 Bathroom, 1,512 sqft

Residential on 0.17 Acres

Lakes of Muirfield, Lyalta, Alberta

Welcome to the Hidden Gem of The Lakes of Muirfield – Your dream walk-out bungalow awaits.

Nestled in the peaceful community of Lyalta, this stunning walk-out bungalow w/ a heated oversized double car garage offers the perfect blend of comfort, style and functionality. With over 3000 sq.ft. of beautifully developed living space, this 3-bedroom, 2.5 bath home is thoughtfully designed for modern living.

Step inside a freshly painted main level that radiates natural light and an airy, open-concept layout. The chef-inspired kitchen is a true showstopper, featuring a sleek eat-up island, granite countertops, a spacious corner pantry, and brand-new stainless-steel appliances. The re-sprayed cabinetry adds a crisp, contemporary touch, complimented by updated light fixtures that elevate the ambiance of modern flare.

The primary suite is your personal retreat, complete with a generous layout and a spa-like ensuite boasting dual sinks, a luxurious soaker tube, a separate shower, and a walk-in closet ready for your custom vision.

Cozy up in the inviting living room, where a corner gas fireplace sets the mood for relaxing evenings. From the dining area, patio doors lead to a west-facing deck – perfect for sipping your morning coffee or unwinding with a sunset cocktail. And, on warmer days, enjoy the comforts of central air conditioning, keeping your home cool and comfortable. Need a quiet space to work or read? The



main floor den offers plenty of natural light and versatility. A stylish 2-piece bath and a convenient main floor laundry room round out the thoughtful layout.

Downstairs, the walk-out basement expands your living space with style and serenity.

Enjoy a spacious family room with golf course views. A second corner gas fireplace adds warmth and charm, complementing the sleek wet bar that invites effortless entertaining.

Two additional bedrooms, a full 3-piece bath, and a generous storage room to keep everything organized elevate this lower level.

Step outside to enjoy a peaceful west-facing backyard designed for relaxation and ease.

Enjoy low maintenance landscaping that blends beauty with practicality, accentuated by thoughtfully arranged gardens that add a touch of nature's charm. A spacious shed provides for all your outdoor tools & equipment, keeping everything tidy and within reach.

Whether you're downsizing, starting fresh, or simply looking for a peaceful place to call home, this property checks all the boxes.

Come experience the charm of The Lakes of Muirfield-where tranquility meets timeless design. Just 15 minutes to Strathmore, Langdon or Chestermere and 20 minutes to Calgary.

Built in 2010

Essential Information

MLS® #	A2259180
Price	\$760,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.17

Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Muirfield Close
Subdivision	Lakes of Muirfield
City	Lyalta
County	Wheatland County
Province	Alberta
Postal Code	T0J 1Y1

Amenities

Amenities	Dog Park, Colf Course, Other, Playground
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Aggregate
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot,

	Street Lighting, On Golf Course
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	34
Zoning	DC-7
HOA Fees	85
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.